

PLANNING COMMITTEE – 3 June 2015

Report of the Executive Head for Economic Development, Planning and Sustainability.

Ref: A2015/71490/3FR And Ref: A2015/71491/LBC	WARD: A04 / CHEAM WARD: A04 / CHEAM	Time Taken: 10 weeks 1 day
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Site: Whitehall 1 MALDEN ROAD Cheam SM3 8QD

Proposal A2015/714 90/3FR: Demolition of cellar access enclosure and side addition known as 'Roy Smith's Gallery' and erection of a two storey side/rear extension to provide staircase and lift enclosure, re-building side gallery at an increased height and change of use of wardens flat (Class C3) into additional floor space for museum use (Class D1) together with access ramps to side and rear and associated hard and soft landscaping.

Proposal A2015/714 91/LBC: Listed building application involving demolition of cellar access enclosure and side addition known as 'Roy Smith's Gallery' and erection of a two storey side/rear extension to provide staircase and lift enclosure, re-building side gallery at an increased height and internal alterations associated with conversion of flat into museum use; Modifications to main building to include widening/removal/reinstatement of internal/external doors, removal/installation of internal access ramps and steps, remedial works, raising floor levels (where necessary), removal of beam to lower kitchen (ground floor), removal of screen glazing and new balustrade (first floor), extension of viewing platform with new guarding (second floor), remedial works to roof timbers and secondary glazing to windows together with external access ramps and associated works.

Applicant: Mr Robert McNaught

Agent: Ms Anna Kerrane

<p>Recommendation: (1) Grant planning permission (2) Grant listed building consent subject to the views of the National Planning Casework Unit</p>

Reason for Report to Committee:

The applications relate to a Council owned building.

Summary

- The proposed development is acceptable in land use terms;
- The proposed contemporary design of the extensions would not unacceptably detract from the historic character and appearance of the grade II* listed building;
- The scale of the extensions would be appropriate and relate subordinately to the host building;
- The proposed development would not result in unacceptable harm the character and appearance of the Cheam Village Conservation Area;
- The residential amenity of nearby occupiers would not be adversely affected;
- There is no highways objection;
- The proposed alterations and additions to the grade II* listed building would result in some harm to the architectural character and special interest of the building, but this is outweighed by the requirements of these essential improvements to the building to enable continued and enhanced use by the public;
- The proposed alterations would not unacceptably erode the plan form of the (grade II*) listed building and would preserve its historic interest and significance; and

1.0 BACKGROUND

Site:

- 1.1 The application site comprises a Grade II* Listed Building known as 'Whitehall' situated at the northern end of Cheam Village and is currently in use as a museum. 'Whitehall' is a large two storey detached building dating back to the 16th Century. The building contains a two storey front projecting gable with an open sided porch underneath and two further gables are located within the main building providing accommodation within the roof.
- 1.2 The London Borough of Sutton's List of Buildings of Special Architectural or Historic Interest and Historic England's describes the building in the following terms:-

"Whitehall is a, grade II* listed building constructed circa 1500, continuous jetty house with crown-post roof and possibly with fireplace and chimney from the beginning. The detailing includes the "C18 painted weatherboarding covering close-studded framing. Probably later C16 to early C17 addition of porch, newel stair and attics; C17 addition of 2 rooms to rear. 2-storeys and attic. The 2 storey projecting gabled porch with old 3-light leaded window to 1st floor, and entrance on ground floor with moulded oak 4-centred headed archway. The sides of the porch are also open and there is a 4-centred headed moulded doorway. Old leaded windows with diamond and hexagonal panes; 4-light to ground floor [one each side of porch], and similarly to 1st floor, a small 2-light window further right. 2 gabled attics in carry-up of wall each with 3-light windows. Old tile roof hipped to right with gable; plain stacks. Rear elevation has projecting gabled wing on left with French window to ground floor, sash window to 1st floor and 3-light casement to apex of gable. Central small projection staircase "tower" with small casements and gabled roof. Wing to right has roof parallel to same range, 2 storeys, and various windows".

- 1.3 The building was listed on 28 August 1953. 'Whitehall' has a grassed front garden and the building is set back from the road by approximately 8 metres. The site has significant tree coverage along the north-east, west and south-west boundaries. The property is situated within the Cheam Village Conservation and the surrounding area is predominantly residential in nature with mixed uses within the Cheam Village District

centre mainly comprising shops, food and drink premises and other services at ground floor with residential above.

1.4 Site Specific Designation:

1.5 The site falls within the Cheam Village Conservation Area, an Archaeological Priority Area and lies adjacent to a cycle network as designated in the Council's Site Development Policies (SDP), 2012. The building is a Grade II* listed building. The site also falls within Cheam District Centre.

1.6 Relevant Planning History:

1.7 There are various historic planning applications relating to the site dating back to the 1950's. The relevant historic records relate to the use of premises for a Art and Craft Centre (65/899), provision of additional toilet for staff and public use (67/2374) and further alterations to the listed building (75/14361).

1.8 A2008/60093/LBC - Listed building consent was granted in 2008 for the provision of floodlighting at front.

2 APPLICATION PROPOSALS

2.1 Details of Proposal:

2.2 Planning permission is sought for the demolition of cellar access enclosure and side addition known as 'Roy Smith's Gallery' and erection of a two storey side/rear extension to provide staircase and lift enclosure, re-building side gallery at an increased height and change of use of wardens flat (Class C3) into additional floor space for museum use (Class D1) together with access ramps to side and rear and associated hard and soft landscaping.

2.3 The proposed single storey side extension would replace the later 'Roy Smith's Gallery', measuring approximately 3.7 metres wide on the front, 3.2 metres wide at the rear, and 9.3 metres long (including a 900mm projection on the rear). The extension would infill the area to the side of the listed building and the south boundary wall and would be constructed to a height of 2.9 metres at the front, and 3.7 metres on the rear as the ground level drops, with flat roof incorporating a sky light. The extension would have its own front entrance and would create additional floor space for the museum in the form of exhibition area and toilet facilities.

2.4 The two-storey side and rear extension proposed to the north facing elevation of the building would be approximately 2.4 metres wide and 7.9 metres deep. The extension would have a 4.5 metre set back from the front and between 0.4mm to 1.5 metres from the north boundary of the site. The extension would have a low level frontage with stepped access as such giving the extension a moderate 3.4 metres in height at the front (east elevation facing Malden Road) rising to 5.9 metres to the rear (west elevation facing the museum's garden) to include a new lift. The extension would be constructed with a flat roof profile and is mainly required to improve access to the upper levels of the building via a new staircase and lift.

2.5 The proposal includes the incorporation of the caretaker's flat as part of the museum floor space. The materials would consist of mainly Charred timber cladding, standing seam zinc for the roof and timber framed windows.

2.6 Listed building consent is sought for demolition of cellar access enclosure and side addition known as 'Roy Smith's Gallery' and erection of a two storey side/rear extension to provide a staircase and lift enclosure, re-building the gallery on the southern side of

the building at an increased height and internal alterations associated with conversion of the flat to be included within the museum. There are proposed modifications to the building including the widening/removal/re-instatement of internal/external doors, including removal/installation of internal access ramps and steps, remedial works, raising floor levels (where necessary), removal of beam to lower kitchen (ground floor), removal of screen glazing and new balustrade (first floor), extension of viewing platform with new guarding (second floor), remedial works to roof timbers and secondary glazing to windows together with external access ramps and associated works.

2.7 The external alterations to the listed building would include works to facilitate the extensions proposed and as discussed above. The internal alterations to the building include works to enable improved accessibility throughout the museum by creating more level access through changing existing levels within the building. The alteration also includes the works to incorporate the caretakers flat as part of the museum exhibition.

2.8 **Significant amendments to application since submitted:** None.

3.0 **PUBLICITY**

3.1 **Adjoining Occupiers Notified**

3.2 **Method of Notification:**

3.3 The application was advertised by way of 44 letters delivered to the owner/occupiers of nearby properties. Site and press notices were also displayed on the site and advertised in the local paper.

3.4 **Number of Letters Received:** Any responses received to be reported orally to Committee.

Official Consultation:

3.5 **Internal**

3.6 **Senior Highway Engineer:** No objection.

Environmental Health Pollution Control: No objection on the grounds of air quality measures provided that appropriate dust mitigation measures as outlined in the GLA's Best Practice Guidance are employed during the demolition phase. *The applicant would be informed of this requirement.*

Tree Officer: No objection subject to conditions

Sustainability Officer: No objection subject to conditions.

3.7 **External:**

Historic England: Archaeology Section - No objection subject to archaeology conditions to be appended.

Historic England: Heritage Section - Raises no objection to the proposed works to the grade II* listed building.

3.8 **Councillor Representation:**

3.9 There have been no Councillor representations made on this application.

4.0 MATERIAL PLANNING POLICIES

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when determining a planning application, regard is to be had to the development plan, and the determination shall be made in accordance with the development plan, unless material considerations indicate otherwise. The development plan for the London Borough of Sutton comprises the following documents:

- The London Plan March 2015
- The Local Development Framework (LDF) which comprises two main documents:
 - (a) The Core Planning Strategy (CPS)
 - (b) The Site Development Policies Development Plan Document (DPD)

4.2 Also a material consideration in determining planning applications are:

- National Planning Policy Framework.
- National Planning Practice Guidance
- Adopted London Borough of Sutton Supplementary Planning Documents.

4.3 London Plan Policies are

- 3.14 Existing Housing
- 3.16 Protection and Enhancement of Social Infrastructure
- 4.6 Support for and Enhancement of Arts, Culture, Sport and Entertainment
- 7.1 Lifetime Neighbourhoods
- 7.2 An Inclusive Environment
- 7.4 Local Character
- 7.6 Architecture
- 7.8 Heritage Assets and Archaeology

4.4 Core Planning Strategy

- PMP8 Other District Centres and Local Centres
- BP12 Good Urban Design and Heritage

4.5 Site Development Policies DPD (Proposed Submission)

- DM1 Character and Design
- DM2 Protecting Amenity
- DM3 Enhancing the Street Scene and Public Realm
- DM4 Historic Environment
- DM23 Loss of Housing
- DM31 Social and Community Infrastructure

4.6 Supplementary Planning Guidance/Documents

- SPD14 Creating Locally Distinctive Places

5.0 PLANNING AND LISTED BUILDING CONSIDERATIONS

5.1 The main planning considerations are:

- **Land use principle**

- **Impact of the proposed alterations and additions to the plan form, the historic character/interest, and the architectural integrity of the grade II* listed building.**
- **Design Quality**
- **Impact on the Cheam Village Conservation Area**
- **Impact on Neighbours**
- **Traffic and Parking**
- **Inclusive Access**

Land use principle:

- 5.2 The National Planning Policy Framework generally promotes sustainable development and states that Local Planning Authorities “should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance”. In developing this strategy, local planning authorities should take into account: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place.
- 5.3 Paragraph 134 of the NPPF states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. Paragraph 138 states that not all elements of a Conservation Area will necessarily contribute to its significance. The loss or partial loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
- 5.4 In the same respect policies 3.16 and 4.6 of the London Plan (2015) supports the provision of high quality social infrastructures and states that boroughs should support the continued success of London’s diverse range of cultural, social and economic benefits. Locally, policies DM4 and DM31 of the Council’s Site Development Policies DPD, encourages the preservation, and enhancement of listed building and social infrastructures.
- 5.5 Planning permission is sought for the demolition of later extensions to the building, replacement extensions and the change of use of the care takers accommodation for additional display floor space for the museum.
- 5.6 The proposed alterations including demolition and new extensions would result in harm to the Grade II* listed building which is considered to be less than substantial, and as such, needs to be weighed against the public benefits arising from the proposal. In this particular case, the extensions and particularly that on the north side of the building are a requirement to enable the funding of the alterations that will enable greater public accessibility to the building. Although in themselves the extensions are not ideal when taking into consideration the impact on the heritage asset, it is acknowledged that without the alterations and further investment the future use of the building cannot be assured. For reasons set out in more detail in the sections below, it is considered that the public benefit arising from providing greater accessibility to the building is sufficient to outweigh the harm arising to the Grade II* listed building..

- 5.7 In respect of the use, the proposal would result in the loss of the caretaker's accommodation, although the flat itself is not self-contained and can only be accessed through the museum and so forms part of the museum itself and there is no loss of housing arising in this instance. The applicant has stated that the emphasis of this is to provide greater public accessibility into and throughout the museum. As such, the proposal is considered to be acceptable in land use terms and would not result in the loss of an essential residential floor space given the main use of the building.
- 5.8 The proposed development would result in the enhancement of this iconic listed building within the Cheam Conservation Area and would enable the continued and inclusive use by a greater number of visitors which would enhance social infrastructure and be of significant public benefit. Consequently, the proposal is considered to be acceptable in land use terms.

Listed Building Considerations

Impact of the proposed alterations and additions to the plan form, the historic character/interest, and the architectural integrity of the grade II listed building:

- 5.9 Paragraph 134 of the NPPF states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset (in this case the grade II* listed building and the Cheam Village Conservation Area), this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. The loss or partial loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
- 5.10 The proposed alterations to the grade II* listed building would facilitate the overall improvement of access within the building and to all levels of the building. The alterations would enable the continued use of the listed building to be maximised with potential for enhanced usage by providing more inclusive access to more parts of the building by creating level access to more of its interior.
- 5.11 The proposed internal and external alterations to the listed building are required to ensure its optimum future use. The external alterations and extensions have been carefully considered to ensure that the degree of harm to the building is minimised. The internal and external alterations have been designed in a manner which preserves the most historic Tudor parts at the front of the building whilst being careful to protect plan form, historic fabric and period features and ensuring sensitive intervention where alterations are unavoidable, with the most significant interventions being to later parts of the building. Whilst it is recognised that the proposed extensions will result in some harm to the historic character and importance of the grade II* listed building, every effort has been made to ensure that this harm is minimised and in this case, the harm arising is balanced against the wider public benefits of providing for the future life of the building and its continued use as a publicly accessible museum.
- 5.12 Consequently, the proposed alterations to the listed building would not result in such harm as to make the proposal unacceptable particularly when weighed against the significant public benefits of the proposal. Moreover, Historic England supports the proposal.

Design Quality:

- 5.13 The Council attaches great importance to the achievement of high quality design that adds to the quality of the Borough's environment and distinctiveness. Both the Council and Central Government attach great importance to the need to encourage and promote a higher quality environment through design policies. This is done by achieving high standards of design in developments, by preserving heritage assets, and by helping to provide safe and secure environments for all.
- 5.14 Paragraph 56 (Requiring Good Design) of the NPPF states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people
- 5.15 Paragraph 57 sets out the importance of good design, that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.
- 5.16 Paragraph 58 states that Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:
- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
 - optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
 - respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
 - create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and are visually attractive as a result of good architecture and appropriate landscaping.
- 5.17 Paragraph 59 states that Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.
- 5.18 Policies 3.16, 4.6, 7.4, 7.6 and 7.8 of the London Plan support proposals which enhance art and cultural facilities, including their expansion while delivering a high quality design that make a positive contribution to a coherent public realm.
- 5.19 Policy BP12 of the Core Strategy states the Council will seek to ensure that development respects the local context and distinctive local character; creates safe and attractive building layouts; creates vibrant, attractive and accessible public spaces; creates easier movement; creates a sense of welcome by promoting legible places through the development of landmark buildings, public realm features, landscape and public art; and

creates buildings that are adaptable and promote the best in sustainable design and construction. Policy DM1 of the SDP states that planning permission would be granted for development that maintains and enhances the local character and appearance of the area. The policy (DM1) also expects new development to respect scale, massing and height, and complement the character of the area.

- 5.20 In considering the current application, attention should be given to the established use of the building as a museum, and in this respect, both national and local plan policies support the enhancement of cultural facilities.
- 5.21 The proposal seeks the construction of a two storey extension to the north elevation and a single storey extension to the south elevation. The applicant has expressed the need for the extensions to provide better accessibility throughout the museum to increase the gallery capacity and provide an enhanced facility.
- 5.22 It is considered that the design approach, with its contrasting modern finishes set against the traditional timber weatherboard finish of the existing building is of a high quality that would mitigate for the extent of alteration proposed to the building which otherwise would be considered to have resulted in substantial harm. Whilst there will be harm to the appearance of the existing building the use of a predominantly glazed design to the replacement single storey element on the south side and the careful choice of materials and design for the two storey elements on the north side of the building means that the extent of alterations is sensitive to the existing building in its approach. The stair and lift enclosure on the north side whilst a significant alteration to the side/rear, does not impact on the original Tudor parts of the building at the front and has been carefully designed so that it is set back and rises in height so that it visually recedes when viewed from the principal street elevation. The extensions have been designed with the intention of seeking to minimise as far as possible the degree of harm to the Grade II* listed building and it is considered that this has been successfully achieved and the impact, balanced against the wider public benefit, is considered to be acceptable in this case.
- 5.23 The scale of the extensions would be largely similar in terms of the footprint and height, in particular to the single storey extension, to the building sought to be replaced. The proposed extensions would not compete in scale or height with the existing listed building. As such, it is considered that the scale of the development would generally respect, and would be appropriate to, the host (listed) building on the site, and would not result in overdevelopment of the land. As such, the proposed alterations and extensions are not considered to adversely affect the character and appearance of the Cheam Village Conservation Area.
- 5.24 Consequently, it is considered that the proposed development, subject to a high quality template of facing materials to be submitted for approval secured by condition, would be acceptable in design terms.

Impact on the Conservation Area:

- 5.25 Paragraph 124 of the NPPF on conserving and enhancing the historic environment states that Local Planning Authorities should take account of 'the desirability of new development making a positive contribution to local character and distinctiveness and opportunities to draw on the contribution made by the historic environment to the character of a place'.
- 5.26 Policy 7.8 of the London Plan states that development affecting heritage assets should conserve their significance by being sympathetic to their form, scale, materials and architectural detail. In the same manner policy 7.6 of the Plan states that new

development should complement and not necessarily replicate the local architectural character.

- 5.27 Policy DM1 of the SDP states that planning permission would be granted for development that maintains and enhances the local character and appearance of the area. The policy (DM1) also expects new development to respect scale, massing and height, and complement the character of the area.
- 5.28 As stated above, the design of the proposed extensions would not replicate the existing design, form and facing materials of the existing building but would not substantially detract from its appearance or that of its surroundings. The final choice of facing materials will be submitted to and agreed in writing by the Local Planning Authority to ensure that the extensions would not detract from the character and appearance of the Conservation Area.
- 5.29 Taking all the above into account, it is considered that the proposed development will preserve the character of the Cheam Village Conservation Area, and will relate appropriately to the surroundings.

Impact on Neighbours:

- 5.30 Policy DM2 of the Site Development Policies which seek to protect the amenities of neighbouring properties in terms of overlooking and loss of outlook, including noise and disturbances.
- 5.31 In terms of residential amenity, the main properties that will be affected by the development are those located to the north of the application site and the development to the west on Park Lane. The properties to the south on the opposite side of Park Lane would not be affected by the single storey extension given the current situation on the site.
- 5.32 The proposed two storey side extension would have a 4.5 metre set back from the front and between 0.4m to 1.5 metres from the north boundary of the site. The height of the building would also be lower at the front and gradually increases at the rear where it encloses the lift. As such, it is considered that the daylight and sunlight to the neighbouring property to the north would be maintained, noting that the neighbouring property to the north is a residential dwelling which has first floor windows that would have views over the high listed wall that forms a boundary between that property and the application site. It is understood that the nearest affected window in the adjoining property at first floor level serves a bedroom and the impact on that window is not considered to be significant in terms of its affect on light or outlook. The proposed extension would enclose a stair case and lift access to the upper floors of the building, and there are no windows proposed to the extension. As such, there would be no impact to the neighbouring occupiers from overlooking or loss of privacy.
- 5.33 In terms of loss of amenity through noise and disturbances, the single storey side extension would continue to provide a gallery area for the museum as existing. The two storey side extension would enclose the staircase and lift access into the building with a separate entrance door also located on the east facing elevation of the extension. This provision close to a residential dwelling and increase usage of the side access is likely to impact on the occupiers of the properties to the north. The use of the access would be subject to normal opening hours of the museum and it is not anticipated that this access area would be operational at un-social hours when it is likely to cause disturbance to the neighbours. Notwithstanding this provision, a condition restricting the time of use of the new side access would be appended if planning permission is granted. This will ensure that the use of the access does not interfere with the amenity of the neighbouring occupiers.

- 5.34 As such, it is considered that the proposed extensions would not result in an unacceptable loss of amenity to neighbouring properties, subject to restriction on time of use of the new side access as stated above.

Traffic and Parking:

- 5.35 The site is in use as a museum and there is no provision for parking available on the site. The site is located on a busy road within the Cheam Village Town Centre which is supported by a good public transport network. The proposal would enable improvements to the museum with the intention of increasing visitors to the museum. Given the location of the site and its accessibility to public transport, it is not considered that the proposal would result in an adverse impact on highway and parking. Moreover, there is a public car park available within 60 metres of the site at the Cheam Village Library for visitors coming to the museum by private vehicle.
- 5.36 Consequently, the proposal would not have any additional effect on the existing traffic or parking situation on the site or in the area. As such, there are no highway implications that would arise from the proposed development and the Council's Senior Highways Engineer has raised no objection to the proposed development on highway or parking grounds.

Inclusive Access:

- 5.37 The applicant has stated the requirement for the extensions is to provide better accessibility to all parts of the museum including the provision of a lift access for those with disability. As such, the proposal would provide an inclusive environment to all.

6.0 CONCLUSION AND RECOMMENDATION

- 6.1 It is recommended that planning permission and listed building consent are granted for the reason that:
- The proposed development is acceptable in land use terms;
 - The proposed contemporary design of the extensions would complement the historic character and appearance of the grade II* listed building;
 - The scale of the extensions would be appropriate and relate subordinately to the host building;
 - The proposed development would not harm the character and appearance of the Cheam Village Conservation Area;
 - The residential amenity of nearby occupiers would not be adversely affected;
 - There is no highways objection;
 - The proposed alterations and additions to the grade II* listed building would result in some harm to the architectural character and special interest of the building, but this is outweighed by the requirements of works which will enable essential improvements to the building to enable continued and enhanced use by the public;
 - The proposed alterations would not erode the plan form of the (grade II*) listed building and would preserve its historic interest and significance; and
 - The character and appearance of the heritage assets (listed building and the Conservation Area) would be enhanced and preserved.

G

Ms Anna Kerrane
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A2015/71490/3FR

DRAFT

WARNING: It is in your interests to ensure you obtain the approval of the Local Planning Authority, where the conditions require that to occur. Failure to comply with the following conditions may lead to enforcement action to secure compliance.

FIRST SCHEDULE

Whitehall 1 MALDEN ROAD Cheam SM3 8QD

Demolition of cellar access enclosure and side addition known as 'Roy Smith's Gallery' and erection of a two storey side/rear extension to provide staircase and lift enclosure, re-building side gallery at an increased height and change of use of wardens flat (Class C3) into additional floor space for museum use (Class D1) together with access ramps to side and rear and associated hard and soft landscaping.

SECOND SCHEDULE

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

957 PL 100; 105 Rev A; 200 Rev A; 201 Rev A; 202 Rev A; 203; 204; 205 Rev E; 206 Rev E; 207 Rev E; 208 Rev E; 209 Rev A; 400 Rev A; 401 Rev A; 402; 403; 405 Rev C; 406 Rev C; 407; 410; 500 Rev B; 501 Rev B; 502 Rev B; 505 Rev E; 506 Rev E; 506 Rev E; 507 Rev E; 508 Rev D; 700; 701; Landscape Masterplan; Stage D Report February 2015; Archaeological Interpretative Survey ASE Report No. 2012250; Preliminary Ecological Assessment Report No. RT-MME-117808-01 February 2015; Daytime Bat Survey Report No. RT-MME-117808-02; Structural Overview by EAR Sheppard December 2012; Pre-development Arboricultural Survey Report No. RT-MME-117808-02; Structural Survey Report January 2014 (issue 01); M&E Stage 2 Report February 2015.

Reason: For the avoidance of doubt and in the interests of proper planning.

(3) Full details and samples of the facing materials and finishes, to include colour, texture, face bond and pointing, to be used on the buildings shall be submitted to, and approved in writing by, the Local Planning Authority before the development commences on the site. The scheme shall thereafter be implemented in accordance with the approved detail.

Reason: In order that the Council may be satisfied with the external appearance of the building.

(4) Prior to the commencement of works, an arboricultural method statement and tree protection plan shall be submitted to and approved in writing by the Local Planning Authority. The submissions shall include full details of ground protection, the position of tree protection fencing, and an arboricultural method statement detailing no-dig construction methods for the access ramp where it affects any Root Protection Area. The submissions shall be in accordance with British Standard 5837:2012 and measures for protection in accordance with that Standard shall be implemented prior to the storage of materials or commencement of work on site and shall be maintained to the Local Planning Authority's reasonable satisfaction until the completion of the development.

Reason: To enable proper consideration be given to the impact of the proposed development on existing trees.

(5) Full details of soft landscaping and replacement tree planting proposals shall be submitted to, and approved in writing by, the Local Planning Authority. All hard and soft landscaping works shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the completion of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that (within a period of five years after planting) are removed, die, or become in the opinion of the Local Planning Authority seriously damaged or defective shall be replaced as soon as is reasonably practicable with others of species/size/number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment, and maintenance of a reasonable standard of landscape in accordance with the approved designs.

(6) Prior to the occupation of the development hereby approved, full details of all installed energy efficiency measures, including the proposed secondary glazing and roof insulation measures, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be completed in accordance with the approved detail.

Reason: To ensure compliance with Policy DM5 of Sutton's Site Development Policies DPD

(7) A demolition/construction method statement shall be submitted to, and approved in writing by, the Local Planning Authority. The method statement shall include details of the following:

- Works of demolition and construction shall be carried out during normal working hours, 08.00 to 18.00 hours Monday to Friday, and 09.00 to 14.00 hours on Saturdays, with no noisy working audible at the site boundary being permitted on Sundays or Bank Holidays
- Details of any noise screening measures
- Proposals for monitoring noise and procedures to be put in place where agreed noise levels are exceeded
- Likely dust levels to be generated and any screening measures to be employed
- Proposals for monitoring dust and controlling unacceptable releases.

Reason: To safeguard the amenities of neighbouring properties and the area generally.

(8) The use of the new access to be created on the north side of the building shall only be open to the public between: 14:00 and 17:00 hours Monday to Friday, Sunday and Bank/Public Holidays and, 10:00 and 17:00 hours on Saturdays.

Reason: To safeguard the amenities of neighbouring properties and the area generally.

Listed Building Consent: 2015/71491/LBC

FIRST SCHEDULE

Whitehall 1 MALDEN ROAD Cheam SM3 8QD

Listed building application involving demolition of cellar access enclosure and side addition known as 'Roy Smith's Gallery' and erection of a two storey side/rear extension to provide staircase and lift enclosure, re-building side gallery at an increased height and internal alterations associated with conversion of flat into museum use; Modifications to main building to include widening/removal/re-instatement of internal/external doors, removal/installation of internal access ramps and steps, remedial works, raising floor levels (where necessary), removal of beam to lower kitchen (ground floor), removal of screen glazing and new balustrade (first floor), extension of viewing platform with new guarding (second floor), remedial works to roof timbers and secondary glazing to windows together with external access ramps and associated works.

SECOND SCHEDULE

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

957 PL 100; 105 Rev A; 200 Rev A; 201 Rev A; 202 Rev A; 203; 204; 205 Rev E; 206 Rev E; 207 Rev E; 208 Rev E; 209 Rev A; 400 Rev A; 401 Rev A; 402; 403; 405 Rev C; 406 Rev C; 407; 410; 500 Rev B; 501 Rev B; 502 Rev B; 505 Rev E; 506 Rev E; 506 Rev E; 507 Rev E; 508 Rev D; 700; 701; Landscape Masterplan; Stage D Report February 2015; Archaeological Interpretative Survey ASE Report No. 2012250; Preliminary Ecological Assessment Report No. RT-MME-117808-01 February 2015; Daytime Bat Survey Report No. RT-MME-117808-02; Structural Overview by EAR Sheppard December 2012; Pre-development Arboricultural Survey Report No. RT-MME-117808-02; Structural Survey Report January 2014 (issue 01); M&E Stage 2 Report February 2015.

Reason: For the avoidance of doubt and in the interests of proper planning.

(2) (A) No development shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.

B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written

Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: Heritage assets of archaeological interest are expected to survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results.

(3) No demolition shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of building recording and reporting in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing. No development shall take place other than in accordance with the Written Scheme of Investigation.

Reason: Built heritage assets on this site will be affected by the development. The planning authority wishes to secure building recording in line with NPPF, and publication of results, in accordance with Section 12 of the NPPF.

(4) Detailed drawings at a scale of 1: 10, 1:5 or 1:20 (as appropriate), in respect of the following shall be submitted to, and approved by, the Local Planning Authority prior to the relevant part of the works commencing on site.

- a) Elevations, Sections, plans and details of the treatment of the internal wall and opening to the north elevation of the building to link the staircase extension. The detailed drawings shall also include (but not be limited to) its treatment.

The development shall be carried out strictly in accordance with the approved details and maintained as such thereafter.

Reason: In order to safeguard the special architectural or historic interest of the heritage asset and to ensure a high standard of design in accordance with Policies 7 and 12 of the National Planning Policy Framework 2012, Sections 66 and 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990, and Policy 7.8 of the London Plan, 2015.

Informative(s)

1. The written scheme of investigation, in respect of condition 2, will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. It must be approved by the Local Planning Authority before any on-site development related activity occurs.

2. The written scheme of investigation, in respect of condition 3, will need to be prepared and implemented by a suitably qualified heritage practice in accordance with English Heritage Greater London Archaeology guidelines. It must be approved by the Local Planning Authority before any on-site development related activity occurs.

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